

THIRD MODIFIED DEVELOPMENT PLAN HUBBARD-RICHARD REHABILITATION PROJECT

PREPARED BY
CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT
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DEVELOPMENT PLAN
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DEVELOPMENT PLAN
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LIST OF EXHIBITS

Project Boundary Map
Right-of-Way Adjustment Plan
Existing Zoning
Proposed Zoning
Existing Land Use
Land Use and Development Plan
Secondary Permitted Uses

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EXECUTIVE SUMMARY

The purpose of the third modification to the Development Plan of the Hubbard-Richard Rehabilitation Project herein after referred to as the Hubbard-Richard Development Plan, is to: reflect current land use conditions; recommend future land use conditions; reflect those objectives of the plan which have been completed; recommend objectives yet to be completed; and to reflect the completion of development of parcels acquired through urban renewal.

The boundaries of the Hubbard-Richard Project Area are to remain the same.

Two new land uses have been added to the Hubbard-Richard Development Plan:

- Bridge and Bridge Related. This proposed land use will be used by the Ambassador Bridge and all related uses. This new land use can be found generally bound by I-75 on the west, between Bagley and Porter on the north, the alley west of St. Anne's and St. Anne's Street on the east, and Fort Street on the south.
- Mixed-Use. This proposed land use will allow a mix of residential and commercial uses. This designation will mostly be found along W. Vernor Hwy., along Bagley Avenue, and scattered throughout the area.

A new map entitled "Secondary Permitted Uses" allows for a second use other than the use as stated in the "Land Use and Development Plan". This will allow for those areas with two or more uses which are possible.

DEVELOPMENT PLAN
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A. DESCRIPTION OF PROJECT

Pursuant to Public Act 344-Section 4, Subsection 4 requires that the Development Plan contain "District areas shall be designated for all development areas that have been approved by a local legislative body and subject to the terms of this act as of January 1, 1968, and all subsequent development areas that are so approved. A district area shall not be designated unless the local legislative body first holds a public hearing on the designation. The legislative body shall give notice of the public hearing not less than 20 nor more than 30 days before the date for the public hearing."

1. Boundaries

a. Legal Description

The boundaries of the project area are described as follows:

Beginning at a point at the southwest corner of Lafayette Boulevard, 70 feet wide, and Sixteenth Street, 60 feet wide, at the intersection of the southerly right-of-way line of Lafayette Boulevard and the extension of the west right-of-way line of Sixteenth Street, thence northerly along the west right-of-way line of Sixteenth Street to a point at the northwest corner of Bagley Avenue, 60 feet wide, on the northerly right-of-way line, thence easterly 280 feet more or less along the north right-of-way line of Bagley Avenue to the westerly property line of Bagley Avenue to the westerly property line of the Penn Central Railroad, thence following the Penn Central Railroad property line in a north westerly direction to the center line of West Grand Boulevard, 150 feet wide, thence southerly along the center line of West Grand Boulevard to the intersection of the center line of West Fort Street, 100 feet wide, thence easterly along the center line of West Fort Street to a point at the intersection of the extension of the east right-of-way line of Seventeenth Street, 60 feet wide, thence northerly along the east right-of-way of Seventeenth Street to the south right-of-way line of Lafayette to the southwest corner of Lafayette Boulevard and Sixteenth Street, the point of beginning.

b. The perimeter boundaries of the Hubbard-Richard Project area are shown on the map entitled "Project Boundary Map" dated June 2004.

c. The Hubbard-Richard Development Plan Area is approximately 336± acres.

2. Formation of Citizens' District Council

Pursuant to Public Act 344 - Section 4, Subsection (5) (a-d) requires that the Development Plan contain "Citizens' District Councils are governed by the following:

a. Except as otherwise provided in this subdivision, for each district area, a citizens district council of not less than 12 nor more than 25 members shall be selected in a manner that ensures that the citizens district council is to the maximum extent possible representative of the residents of the area and of other persons with a demonstrable and substantial interest in the area. The majority of the citizens' district council shall be composed of citizens living in the development area.

b. The term of office on the councils shall be 3 years. If terms of council members are not staggered, then, upon the expiration of the terms of the members of the citizens' district council, 1/3 shall be selected or appointed for 3 years, 1/3 for 2 years and 1/3 for 1 year.

c. Members of the council may be selected by direct election by the residents of the area and other persons with a demonstrable and substantial interest in the area, or may be appointed by the chief executive officer of the municipality after consultation with local community groups and residents of the area, or by a combination of appointment and election. The method of selection of the citizens' district council, and any appointments to the council by the chief executive officer, shall be determined with the approval of the local legislative

body after a public hearing has been held, with public notice of such hearing distributed throughout the district area at least 20 days before the date of the hearing. Citizens' district councils shall be established within 45 days of any initial designation of a development area by any local planning agency or local legislative body.

- d. In a city of over 1,000,000, the local legislative body shall adopt an ordinance governing the composition and method of selecting the members of the citizens' district councils, with the limitation that such an ordinance shall provide for a majority of the citizens' district council to be composed of citizens' living in a development area or areas".

Local official to periodically consult with Citizens' District Council regarding all aspects of the plan, including new housing for relocation, through final implementation of the plan.

Pursuant to Public Act 344-Section 4, Subsection (6) requires that the Development Plan contain:

The City of Detroit Planning and Development Department in conjunction with the City Planning Commission will oversee all development plans within the district area and periodically consult with and advise the citizens' district council regarding all aspects of the plan, including the development on new housing for relocation purposes located either inside or outside of the development area.

Mayoral notice CDC of proposed zoning change, hearing or condemnation proceedings in district area at least 20 days in advance.

Pursuant to Public Act 344-Section 4, Subsection (7) requires that the Development Plan contain:

"The Chief Executive Officer of the municipality shall give the citizens' district council written notice of any contemplated zoning change, hearing, or condemnation proceedings within the district area. The notice shall be given at least 20 days before the effective date of the change or the date of the hearing or proceedings. Upon receiving a request from the citizens' district council, the local legislative body shall hold a public hearing on the proposed zoning change or condemnation proceedings. Each citizens' district council may call upon any city department for information.



3. Development Plan Objectives

The primary objectives of this project are to preserve, protect, and improve the existing residential neighborhood; to create an environment that encourages the residents of the area to maintain and improve the existing homes in the area; to construct new housing where feasible; to rehabilitate existing homes where feasible; and to encourage the healthy co-existence between residential, commercial, institutional; industrial and bridge related uses. The objectives are to:

- a. Improve the total living environment for the residents within the district area of Hubbard-Richard.
- b. Protect the health, safety and welfare of the surrounding community.
- c. Restore proper balance of taxable value of real property and the cost of municipal services.
- d. Redevelop residential areas with new housing that is functionally, economically, and architecturally compatible with the residents of the area.
- e. Preserve and enhance those properties that have historical or architectural viability.
- f. Ensure that new housing in the area provides for a substantial number of housing units of low or moderate cost.
- g. Encourage buffering between non-compatible uses that will reduce the impact to the residential neighborhood
- h. Achieve the Land Use and objectives as stated in the current City of Detroit Master Plan of Policies.

i. Objectives for specific areas:

1.) Support a traffic circulation system that will:

- a.) Provide direct connections between the Ambassador Bridge and the highway system.
- b.) Post and enforce a local truck traffic route with minimal impact on the local residential streets.

2.) Encourage and assist the redevelopment of the Bagley Avenue and Vernor Street as main street commercial areas.

3.) Industrial areas located between the Penn Central Railway on the north and Toledo, Twenty Fourth, and Ruskin on the south. The boundaries between the industrial and residential uses were established in the Master Plan of the City of Detroit by the Detroit City Council in May of 1974. The Land Use and Development Plan for this area conforms with those boundaries and with the Land Use designations for the area. The residential area between Vernor and Toledo/Ruskin should be protected from further industrial intrusions and truck traffic. Attractive buffers between the residential and industrial uses will be encouraged to minimize the negative impact of industrial activity.

4.) Encourage the existing commercial uses on Bagley between Sixteenth Street and 24th Street to remain and improve, and to promote the vacant land on Bagley for main street commercial uses.

5.) Encourage existing commercial and institutional uses to remain and improve and to promote main street commercial and compatible uses on Vernor between Newark and West Grand Boulevard. This plan encourages attractive landscaping of Vernor.

6.) Establish a district referred to as the "Rail District" for work/live mixed-uses between Newark and Bagley, from 15th to 18th Street.

7.) New construction and additions to existing structures of industrial and commercial uses should be designed to be architecturally compatible and to minimize the negative impact of industrial and commercial activity on residential areas.

1. Types of Proposed Actions

a. Rehabilitation

The rehabilitation of existing structures is integral to the objective of improving the Hubbard-Richard area. The rehabilitation program is directed toward the goal of preservation protection, improvement of the existing residential structures, the creation of mixed uses, and creating buffers with adjacent industrial and bridge related uses. Almost all of the residential buildings in the area are currently occupied and through the application of a practical rehabilitation program should continue to be occupiable for the foreseeable future.

b. Acquisition

No further acquisition or relocation has been planned for this area.

c. Clearance

No further clearance has been planned for this area.

d. Project Improvements

The following project improvements are recommended for the Hubbard-Richard Development Plan area:

- 1.) Sidewalk and curb repair. Sidewalks and curbs in the area will be repaired. These repairs will be scheduled according to need and will be prioritized in accordance with budgetary and planning requirements.
- 2.) Street tree planting, tree trimming, stump removal and tree guards. New street trees will be planted to meet city standards.

- 3.) A comprehensive landscape treatment design and implementation plan is encouraged on Vernor between West Grand Boulevard and Newark Street. The goal of this improvement is to increase the desirability of Vernor as a location for business and institutions and to create a visual impact that will indicate to the many persons using Vernor the improvements within the Hubbard-Richard area.
- 4.) A comprehensive landscape treatment design and implementation plan is encouraged on Bagley between West Grand Boulevard and Sixteenth Street. The goal of this improvement is to increase the stability of that portion of Bagley west of the Fisher Freeway; and to stimulate commercial investment on that portion of Bagley located between the Fisher Freeway and Sixteenth Street.
- 5.) Improve the parks and recreational facilities located in the district.
- 6.) Street Improvements
 - a.) Landscaped buffering along the wall enclosing the bridge related uses.
 - b.) Landscaped buffering where industrial and commercial land uses are adjacent to residential land uses.
 - c.) Street resurfacing where needed.
 - d.) Additional street and alley lighting where needed.
 - e.) Restriction of alley uses for commercial trucks where there is access other than the alley.
- e. The following project improvements implemented since May of 1974 shall be maintained:
 - 1.) Maintain the park improvements in Stanton Park, located on Porter between Seventeenth and Eighteenth Streets.
 - 2.) Maintain the landscaped Plaza on the North side of Howard between Ste. Annes and Eighteenth Street. This plaza is intended to provide:
 - a.) a place for persons to congregate outside Ste. Anne's Church which is a religious and social focus for many persons in the neighborhood;
 - b.) a setting to accentuate the historical architectural form of Ste. Anne's Church which is on the National Register of Historic Places;
 - c.) a site for passive recreation adjacent to the planned and new residential development.

B. LAND USE PLAN

1. City of Detroit Master Plan of Policies

Pursuant to Public Act 344-Section 4, Subsection (3)(a) requires that the Development Plan contain "a master plan of the municipality or a master plan which is sufficiently advanced to designate areas in need of rehabilitation or in need of measures to prevent blight."

The Hubbard-Richard Development Plan Area is included in the *Southwest Sector* and *Hubbard-Richard/Corktown Subsector* of the City of Detroit Master Plan of Policies. The policies for the *Hubbard-Richard/Corktown Subsector (POLICY 309-12)* include:

- Encourage population growth
- Continue to build a good living environment through the gradual removal of abrasive uses and continued protection against nonconforming uses; buffering and proper siting of new light industrial or transportation-related facilities (such as the Bridge plaza), and continued upgrading of housing.
- Provide increased support and strengthening of the Mexicantown commercial district on Bagley and Vernor, and support the expansion of this commercial area along Bagley east of the Fisher Freeway. Provide adequate parking for this area.

- Resolve traffic conflicts: provide better access from Fort Street to the Ambassador Bridge plaza; downgrade Lafayette Avenue where it carries heavy volumes of traffic through Hubbard-Richard; eliminate truck traffic from residential streets; consider using traffic signals (blinking lights) to reduce noise levels from truck traffic during low traffic hours.
- Promote the tourist potential of the Hubbard-Richard/Corktown Subsector, focusing on such attractions as...historic neighborhoods, Mexicantown and ethnic restaurants, St. Anne's Church, the new Ambassador Bridge and related facilities. Insure that the proposed new Tourist Information Center gives adequate priority to promoting these attractions in the immediate area.
- Encourage increased coordination of the different community groups and agencies working in this area. "Market" the area as a good place to live, work, and play.

2. Land Use Map

The map titled "Land Use and Development Plan" dated June 2004 is included as part of this plan. This map shows:

- a. Primary Land Uses permitted within the plan district.
- b. Proposed land uses.

3. Secondary Permitted Uses

The map titled "Secondary Permitted Uses" allows for a secondary permitted in addition to the primary land use as stated in the "Land Use and Development Plan". These secondary permitted uses allow for areas where there are two or more potential redevelopment uses. The land uses as shown in the "Land Use and Development Plan" map and the "Secondary Permitted Use" map are both permitted as a matter of right.

4. Land Use Provisions

Section 4,(3)(b) requires that the Development Plan contain "a plan of the general features of development of the district within which the development area lies and of other districts adjacent to the development area, of such extent, content, and particularity as is necessary to the coordination of the development area plan with the future development of the territory surrounding the development area, or, if no future development is planned, then in coordination with the present development."

- a. Shall be permitted on the land to be acquired and made available for redevelopment by this project:

Residential: The housing category permits only the construction of new housing units and related development.

Single-family detached housing will be permitted in Hubbard-Richard on scattered parcels where surrounding residential densities are medium to low. Wherever single units are constructed adjacent and in proximity to existing housing units, the new construction must be compatible with the existing housing design. The maximum density permitted for single-family detached housing developed on a larger parcel (10 acres or more) is up to eight (8) dwelling units per acre.

Two-family dwellings, townhouses, row houses and garden apartment will be permitted. Where such housing parcels are large enough to allow development of clusters of two-family dwellings, townhouses row houses and garden apartments, the maximum density permitted will be sixteen (16) dwelling units per acre, and retail center parcels where maximum density may be twenty four (24) dwelling units per acre.

Mid-rise residential structures may be located primarily along West Grand Boulevard and West Vernor Hwy.

Non-residential uses such as play lots, public walkways and residentially related commercial facilities may be permitted in those larger parcels to be developed for new housing.

Commercial: The intended use for commercial parcels in Hubbard-Richard are for neighborhood scale retail businesses. The type of uses permitted for these parcels will include low intensity retail, wholesale, general office, restaurants, hotel/inn and other local community commercial uses.

Mixed-Use: Permitted land uses include a commercial, entertainment and / or institutional anchor with a mix of support uses including or in close proximity to residential land uses. An emphasis on pedestrian orientation with wide sidewalks, building facades built up to the lot line, street-front access to buildings and landscaping and street furniture.

Industrial: Permitted uses include of low intensity that have minimum undesirable effects on adjacent residential or commercial land uses. Uses may include machine shops, small-scale assembly or packaging, warehousing or technology parks. This land use may also permit areas for uses concerned with the handling, storage, and movement of goods and materials such as wholesale and warehouse facilities, maintenance and service uses, goods packing and processing uses, and supporting office and service uses.

Institutional: Permitted uses include educational, religious, health or public uses such as churches, libraries, museums, public or private schools, hospitals or public buildings.

Bridge and Bridge Related: Permitted uses include the Ambassador Bridge and the following related uses including, but not limited to: Primary customs; Secondary customs; Inspections; Toll Collections; U.S. Department of Homeland Security Operations including the Department of Agriculture, the Department of Immigration, U.S. Customs, Canadian Immigration, and Federal Protection Services; Duty-Free Stores; Parking; supporting office and service uses; and Maintenance Operations.

Recreational: Uses that serve both passive and active recreational uses such as parks, playfields, open space, recreational centers, sports facilities, and greenways.

b. Additional controls

- 1.) Density: the low-density row houses and town houses shall have a minimum density of 10 dwelling units per acre and a maximum density of 20 dwelling units per acre.

The medium density garden apartments shall have a minimum density of 21 dwelling units per acre and a maximum density of 35 dwelling units per acre.

- 2.) Land Coverage: land coverage shall be consistent with the requirements set forth in the Detroit Zoning Ordinance.
- 3.) Setbacks: there shall be a minimum 20' setback from public streets for all permanent structures. No parking shall be permitted in the 20' setback area.
- 4.) Property owners adjacent to City owned lots will normally have first option to purchase these lots.
- 5.) Parking: parking shall be contained on site and shall be adequate for the intended uses.

There shall be 1.25 parking spaces per residential unit for all new low and medium density housing. This requirement may be reduced for senior citizen units to one space for every three units, upon approval of Planning and Development Department (P&DD) and the Board of Zoning Appeals (BZA).

A parking space shall have a minimum of 180 square feet, exclusive of drives and aisle ways.

Location of and access to all parking shall be subject to approval by the City of Detroit.

All parking, loading, and services shall be off the street right-of-way. These areas are to be surfaced with a concrete pavement having a bituminous or Portland Cement binder on an aggregate base of adequate thickness to withstand the intended usage. These areas should be even, adequately drained, and shall be designed and constructed to prevent the intrusion of vehicles on surrounding landscaped areas. They will be screened from the street by proper orientation and through the use of low walls, earth mounds and/or plan materials. Loading and rubbish storage areas shall be screened from view.

Adequate lighting shall be provided in parking areas to help insure safety and to discourage vandalism. This lighting shall not produce glare on adjacent residential units.

- 6.) Building Height: new residential units shall not exceed two and one half stories in height.

- 7.) Signs: no signs shall be erected which do not pertain to activities conducted on the parcel upon which they are located. The size, location, and general design of all permitted signs shall be subject to approval of the City of Detroit.
- 8.) Outdoor Utility Equipment: outdoor meters, air conditioning equipment, and antennas shall be incorporated in the design and be as unobtrusive as possible. Meters and transformer boxes on residential parcels may be located above ground provided that they are screened from public view. The location of these meters and transformers and the screening to approval by the City of Detroit.
- 9.) General Appearance and Arrangement of Sites: prior to start of site work on any parcel, a landscape plan shall be submitted to the City of Detroit's Planning and Development Department for review and approval. This landscape plan shall show proposed grading (between 1% and 10%) and design and landscape elements that are to be either retained or installed.

All land not utilized for buildings and paving shall be landscaped. All storage of materials will take place within the buildings.

Whenever possible, existing mature trees shall be retained.

On all parcels, a plan for management services, including waste disposal, maintenance of common open spaces, maintenance buildings, etc., shall be submitted for review by the City.

10.) Review of Plans

All development plans shall be submitted to the Hubbard-Richard Citizens' District Council for their review. Prior to applying for a building permit for any alteration, plans shall be submitted to the Planning and Development Department (P&DD) to determine that the proposed development is in compliance with the Development Plan. If, after examination, the Planning and Development Department (P&DD) finds that the plans conform to the Development Plan, it shall formally approve the plan. Such plans shall in any event be deemed approved unless rejection in whole or in part setting forth in detail the reasons thereof shall be made within thirty days after submission of the plans to the Planning and Development Department (P&DD).

11.) Initiation and Duration of the Land Use Provisions and Additional Requirements.

The land use provisions and building and other requirements shall become effective on the date of the adoption of the Development Plan by the City Council of the City of Detroit and shall remain in effect for a period of at least 25 years from their effective date.

12.) Applicability of the Land Use Provisions and Additional Requirements to Real Property Not to be Acquired.

The objectives and regulations of this plan apply to all property to be acquired and sold for the purposes established in this plan. If project land is acquired by an existing adjacent property owner these restrictions and objectives will apply to both the land to be acquired and to the existing use of the proposed purchaser to the extent that the land to be acquired will permit conformity with project restrictions.

13.) Variances

Where, owing to special conditions, a literal enforcement of these restrictions would result in unnecessary hardship involving practical difficulties, or would constitute an unreasonable limitation beyond the spirit and purpose of these restrictions, the Board of Zoning Appeals (BZA), shall have the power to authorize a reasonable and minor deviation or modification of terms of these requirements that will not be contrary to the public interest and provided that the modifications be connected to by the lessee and/or purchaser so that the spirit and purpose of these requirements is observed.

C. REDEVELOPER'S OBLIGATIONS

The land acquired by the City of Detroit will be disposed of subject to an agreement between the City and the redeveloper. Land disposition and review of redeveloper's plans will consider that:

1. Land disposition documents will incorporate provisions for achieving all elements of the Development Plan.

1. Fixed price offering with Development Objectives as a criteria for selecting the redeveloper; or through negotiation where the objectives are determining factors or by other means which will assure the attainment of the objectives in order to allow for experimentation and freedom of architectural expression, no preconceived method of construction or architectural treatment is established. The developers' proposal will be judged by the performance standards to be set forth in the disposition documents and will be evaluated in terms of urban design relationship to the total project and architectural treatment of the proposed development.
2. Disposition documents shall spell out in detail the criteria to be met in order to achieve the development and design objectives.
3. Land disposition documents shall also include provisions for insuring initiation and completion of construction within a reasonable period of time after the effective date of contract as determined by the type of redevelopment to be undertaken.
4. Land disposition documents shall also include a Specific Declaration of Restrictions to be recorded and binding upon a sale or lease for the purpose, requirements, and Development Objectives which apply throughout the project.
5. The developers, their successors, or assigns, agree that there will be no discrimination against any person or group of persons on account of race, creed, color, sex, or national origin in the lease, transfer, use occupancy, tenure or enjoyment of the premises therein conveyed. Nor will the developer himself or any person claiming under or through him, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, sub-lessees, or vendees in the premises therein conveyed. The above provisions will be perpetual and will run with the land disposed or within the urban renewal areas by the City of Detroit.
6. Developers shall insure to the extent possible that a substantial number (at least 20%) of the total housing units built in the project shall be for sale or rent at prices that low and moderate income families can afford.
7. All development plans shall be subject to approval by the Detroit Housing Commission and the Detroit City Council.
8. All developers shall consult with the Planning and Development Department (P&DD) staff on preliminary site plans and building facility layouts prior to the submission of plans for approval. Such consultation is intended to provide for mutual exchange of ideas and as an initial check on the suitability of plans before extensive and costly design and drawing work is undertaken.

D. UNDERGROUND UTILITY LINES

Easements for sub-surface utilities shall be maintained at locations shown on the Land Use and Development Plan. Additional easements for sub-surface utilities shall be provided by the developer as required for development of the property, subject to the approval of the utility companies and/or municipal departments affected. No structures may be erected or trees planted within these easements without permission of the City Council of the City of Detroit. Garden walls or landscaping may be erected on these easements with the approval of the municipal departments affected.

In areas of the project to be cleared for redevelopment, all utility equipment, including facilities for transmission, or distribution of gas, electricity, steam, water, or communications, except fire hydrants, lighting standards and electric transformers will be located underground or enclosed entirely within a building. In the residential parcels only, where low-rise dwelling units are developed, certain utility equipment such as transformer boxes may be located above ground provided that it be screened from public view – subject to approval of the City.

In all other areas of the project, new utility equipment and major alterations to existing equipment shall conform with requirements for similar equipment in similar locations within areas cleared for redevelopment.

E. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

- ✓ 1. Relocation Plan

No further relocation is planned for the Hubbard –Richard Project Area.

- ✓ 2. Right-Of-Way Adjustment Plan

The map entitled Right-Of-Way Adjustment Plan shows:

- a. Streets and alleys to be retained,
- b. Streets and alleys to be dedicated,
- c. Streets and alleys to be vacated,
- d. Easements for subsurface utilities.

This is hereby made a part of the Development Plan as required by Section 4 (c) of Rehabilitation of Blighted Areas Act, Act 344 of the Public Acts of 1945, as amended.

3. Zoning and District Plans

The Zoning Plan and the District Plan are hereby made a part of the Development Plan as required by Section 4 (c) of Rehabilitation of Blighted Areas Act, Act 344 of the Public Act of 1945, as amended.

4. Estimates of the number of persons residing in the Hubbard Richard Development Plan Area.

The Hubbard Richard Development Plan Area falls entirely in U.S. Census Tract 5211. According to the 2000 Census, the total population was 2,001.

5. Estimates of the number of families and individuals to be displaced.

No further acquisition, relocation, or displacement of families or individuals is planned for the Hubbard-Richard Development Plan Area.

6. Survey of income and racial composition.

- The median household income in 1999 for residents in the Hubbard-Richard Development Plan Area was \$28,333.¹
- Of the 2001 residents the racial composition based on the 2000 U.S. Census:

○ White Alone:	304
○ Black or African American Alone:	294
○ American Indian and Alaska Native Alone:	96
○ Asian Alone:	25
○ Native Hawaiian and Other Pacific Islander Alone:	9
○ Hispanic or Latino:	1,273

7. Statistical Description of the housing supply in the community².

- | | |
|--|-------------|
| • Total Housing Units: | 770 |
| • Occupied Housing Units: | 652 |
| ○ Owner Occupied: | 309 |
| ○ Renter Occupied: | 343 |
| • Median Housing Value for Owner Occupied Units: | \$48,800.00 |

¹ U.S. Census 2000

² U.S. Census 2000

F. PROCEDURE FOR CHANGES IN THE APPROVED PLAN

If previous to the lease, sale or exchange of any real property in the development area, the City Council of the City of Detroit desires to modify the Development Plan, it shall hold a public hearing thereon, notice of such hearing to be given as provided in State law. If the modification be approved by the City Council, it shall become part of the approved Development Plan.

The part of a Development Plan which directly applies to a parcel of real property in the area, may be modified by the City council at any time after the transfer or lease or sale of the parcel of real property in the area provided that the modification be consented to by the lessee or purchaser.

G. REHABILITATION STANDARDS

The goal of the rehabilitation program in Hubbard-Richard is to strengthen a long established residential neighborhood. Specifically, for as many of the existing houses as is possible, repairs and improvements will be sought to bring them into compliance with the building and housing codes of the City of Detroit, and to improve exterior appearance. The guiding principle should be that to the extent possible, houses should be attractive and pleasing, as well as safe and sound.

Operations directed towards this goal will entail contact with all owners of residential property in the area and inspection of buildings to be retained. Rehabilitation work will be instituted using public and private means to bring each property to a condition free of serious code violations, and with an improved appearance.

FINDING OF FEASIBILITY OF REHABILITATION

An exterior examination of the structures in the Hubbard-Richard area has been made to enable an evaluation of feasibility for rehabilitation. Structures were measured against the following criteria which ranges from sound to abandoned as follows:

- | | |
|----------------|---|
| 1. SOUND | All in good condition – no visible substantial deficiencies. |
| 2. FAIR | Evidence of deferred maintenance – visible minor deficiencies. |
| 3. POOR | Accumulation of deferred maintenance items – visible major deficiencies, numerous minor deficiencies. |
| 4. DILAPIDATED | Multiple major deficiencies – evidence of general lack of care, numerous minor deficiencies. |
| 5. ABANDONED | Vacant, open to trespass, vandalized and dangerous. |

In the evaluation of rehabilitation feasibility, factors of original quality of the structures and factors of their potential remaining life and long-term economic value to the Detroit community are also considered. Generally, the residential structures in Hubbard-Richard are of moderate original quality, of wood frame construction, and on rather small lots. While the property survey indicates a large number of houses with major deficiencies, most houses are still occupied and the population appears to be fairly stable. The neighborhood is not in an extensive process of abandonment at the present.

With rapid implementation of the development plan objectives; such as removing blighting and non-conforming influences, public improvements, and a housing rehab program, it is probable that the residential neighborhood can continue to exist.

Viewing all the factors involved the determination is that the Hubbard-Richard neighborhood merits retention. To help achieve the primary objective of the development plan, which is to preserve, protect, and improve the existing residential neighborhood, the finding is, therefore, that a moderate program of rehabilitation assistance is justified. This program should help homeowners alleviate serious code violations and improve the appearance, to extend the livability of their houses.

REHABILITATION STANDARDS

The basis for rehabilitation standards for the Hubbard-Richard project shall be the building ordinances of the City of Detroit. The codes and ordinances of the City of Detroit including the most current edition of the Building Code, and the codes for Plumbing, Electrical, Air Pollution, Heating, Zoning, and Fire Safety and Prevention provide a sound basis for rehabilitation of structures. They outline sound contemporary standards of construction and sound basis for provisions of building equipment, use and

occupancy. These code standards are hereby incorporated by reference to constitute the project rehabilitation standards for the Hubbard-Richard Project and to be included in the Project Development Plan.

APPEARANCE OBJECTIVE

In addition to the code standards stated above there shall be an objective of good appearance. The exterior of the structures should be clean, bright, well painted and repaired. Accessory buildings should be repaired, painted or removed. Fences should be straightened, repaired or replaced. Grounds should be clean and free of rubbish and debris and the usefulness of yards enhanced by grass and decorative paintings.

RESPONSIBILITY TO MEET STANDARDS

The primary responsibility for meeting these standards relating to the condition and appearance of residential structures shall rest with the owner. The responsibility for the elimination of code violations in or about the structures and their future maintenance in a code deficiency free condition as well as the achievement and maintenance of an exterior appearance pleasing and desirable to the neighborhood is entirely the owner's. The agency's role (Planning and Development Department - P&DD) will be to provide assistance to the owners to help them meet standards. The assistance will consist of advice, inspection, identification of deficiencies and in some instances, financing.

Prerequisite to the use of any financial assistance under the program shall be the correction, by the owner, of any health and safety code violations which do not require repair. For example, housekeeping conditions which are unsanitary shall be properly corrected and junk extraneous building material, illegally stored junk cars, trash and noxious weeds must be removed from the premises by the owner prior to the issuance of any financial aid under the program.

REHABILITATION FINANCING

In addition to the rules and regulations governing the issuance of loans and grants, policies regulating the application of such funds are established herewith.

All expenditure of loan and grant funds shall be in conformance with the project rehabilitation standards established for the Hubbard-Richard Project. In those instances where financial assistance is made available through the agency it is not to be construed that the amount of financing made available must be sufficient to discharge, on behalf of the owner, the entire responsibility to meet project standards.

The least application of loan and grant funds in any case where the applicant is an owner occupant of a 1 to 4 unit structure will be that of correction of hazardous code violations. The least application of such funds in the case of an investor owner will be correction of all code violations. The character and extent of program financed work items may differ depending on whether the financing method is a loan or a grant.

Grant: The work requirement for the use of grant funds shall be the elimination of all those code deficient conditions which are hazardous in character and other existing or incipient conditions which seriously impinge upon the prospects of continued occupancy; plus an exterior treatment to improve appearance.

Loans: Loan funds may be used generally for a wider range of work including all items necessary to bring a property to a project standard condition. Loans may also be used for property improvements and for restoration work within established loan limits. The first priority, however, for use of loan funds shall be the correction of hazardous and other code violations.

REHABILITATION ACTIVITIES

The activities to accomplish the rehabilitation objective will include:

Securing Community Response: Through public information, through working with the community organizations, through systematic contact with owners the widest possible community response will be sought. It is expected that direction and assistance for this purpose will be provided through the good offices of the Citizens' District Council established for the project.

Acceptance of Applications: Applications for rehabilitation assistance will be accepted at a rehabilitation field office established in the area. Evaluations of eligibility for financial assistance will be made and services given which will culminate in the execution of a construction contract.

Inspections: For all structures for which the owners make application, qualified City personnel shall inspect to determine deficiencies, and evaluate what repairs need to be undertaken to bring the house into compliance with these rehabilitation standards.

Services: Through competent and professional staff assigned to the rehabilitation office, construction and finance counseling will be provided. The homeowner will be assisted in the identification of work items, the writing of specifications, the evaluation and selection of contractors, the negotiation of contract, the monitoring of construction work in progress and the acceptability of completed work. The field staff will assist in the solution of problems that may arise from construction and may advise the owner in settlement of contract disputes.

ELIGIBLE WORK ITEMS

Following is a list of rehabilitation work items eligible for grant financing. The list is intended to allow treatment of serious deficiencies which will improve and extend the livability of the houses. The existing condition of any listed item must be that it presently is in a serious state of disrepair in order to qualify for grand expenditure.

Rat walls: May be installed as necessary around the house only if rat infestation cited in code report.

INTERIOR

Extermination: Exterminate as necessary, prior house cleaning must be accomplished by owner as necessary to ensure effectiveness of extermination.

Electrical: Make minor repairs necessary; replace and extend to safe condition if present condition is hazardous

Heating: Repair as necessary; replace present unit with similar type if condition is hazardous.

Plumbing: Drainage – clear drains if obstructed
Water supply – repair or replace as necessary to assure adequate water supply.
Faucets, Drains – repair or replace as necessary
Fixtures – replace only if broken or unusable
Water Heaters – replace if defective; install if missing; install safety valves as necessary.

Structural: Made moderate repairs to foundations and structure such as beams and joists; special consideration will be required in instances where extensive structural deterioration exists.

Plaster and Paint: Correct violations having to do with plaster patching and scaling paint.

Floors: Make repairs to floors as necessary – not including leveling; floor coverings may be included where absolutely necessary only in baths and kitchens and only if all other required repairs are being done.

Stairs: Make repairs as necessary – install hand rails.

In a loan situation the listed items should have priority. Once the essential listed items are provided for, additional loan funds may be provided for other items as requested by the owner. In a loan and grant combination situation the part of the work financed by the grant will have to comply with the listing and the conditions stated above. In the case of a loan it will not be necessary to apply the evaluation of serious disrepair in relation to the listed items in order to make them eligible.

EXTERIOR

Roof: Repair or replace as necessary; including repair or replacement of associated wood framing.

Gutters: Where necessary to prevent blight or damage to the structure.

Siding: Repair as necessary; replace missing materials as necessary.

Tuck Pointing: Resetting brick and tuck pointing should be done if existing condition is hazardous.

Exterior Painting:	Exterior painting should be done where necessary as a preservative and to improve appearance. Painting of brick is not recommended.
Porches:	Repair as needed; however, if repairs needed are so extensive to amount to a substantial rebuilding or replacement of the porch, then an alternate will be sought such as removal and replacement with steps and stoop.
Additions:	Minor repairs and paintings as necessary; but not substantial rebuilding or substantial foundation work.
Windows:	Replace broken glass, repair, refit or replace sash as necessary; replace sills, repair frames as necessary; replace prime windows as necessary to match existing.
Exterior Doors:	Repair including hardware; replace only if existing door is un-repairable.
Walks:	Replace as necessary in front yard and along side house.
Garages:	Repair only to an amount equal to removal cost; removals may be offered; in case of removal rear lot line fences may be extended to replace yard protection function formerly furnished by garage.
Fences:	Straighten and repair as necessary; paint posts as appearance items; replace if existing fence is un-repairable.